



Alaskan Way Viaduct and Seawall Replacement Project

Fall 2004

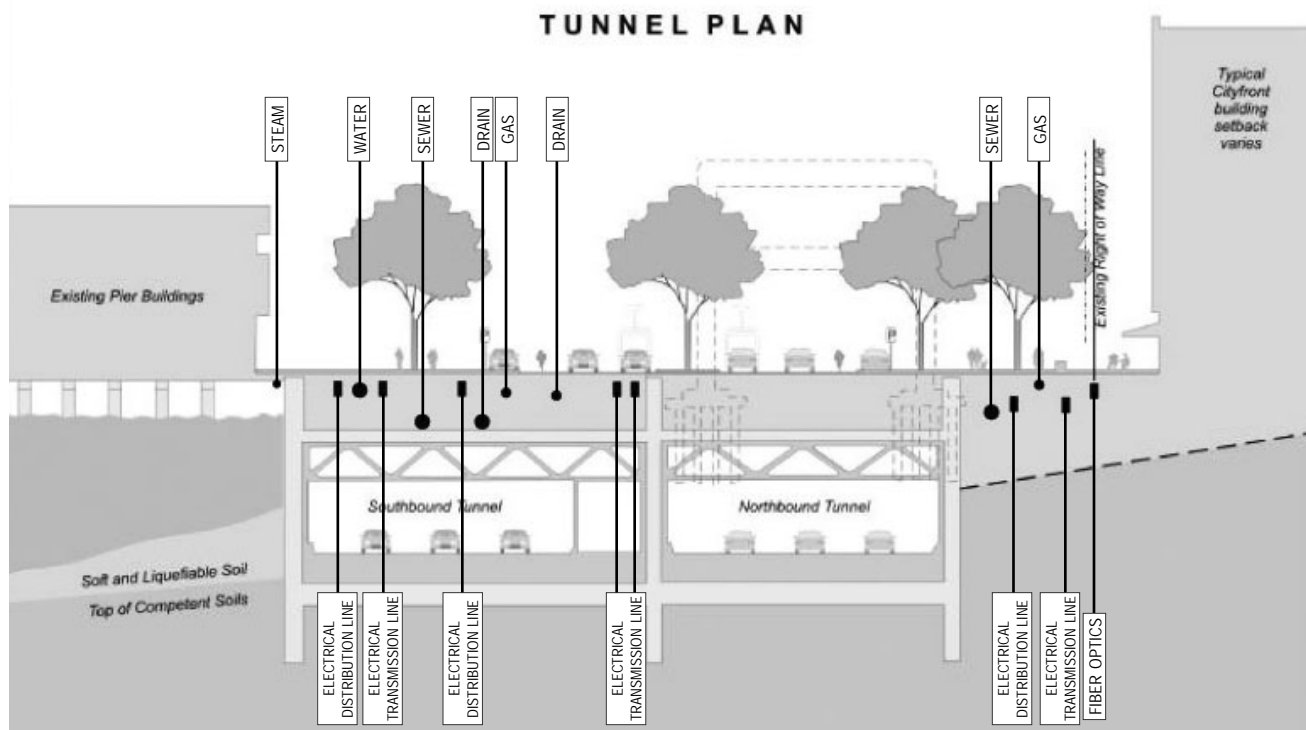
The Public Benefits from a New Waterfront

Is the waterfront going to be sold off to private developers for luxury condominiums?

No. If the viaduct is replaced with a tunnel, little new land will become available for commercial or residential redevelopment. What land is freed up will be located in small parcels at sporadic locations along the waterfront where the viaduct is today. The tunnel would not be designed to support development on top of it and would occupy approximately two-thirds of the Alaskan Way right-of-way. Development will also not be possible above major utility lines running underground, both above and to the east of the tunnel. These major utilities, including large drainage pipes and electric transmission lines, will require ongoing maintenance access.

Won't private landowners along the viaduct today benefit from the removal of the viaduct?

Public and private entities own the land along Alaskan Way, Western Avenue, and First Avenue today. Even if the viaduct did not need to be replaced, those properties are valuable and could be redeveloped within today's zoning. If the viaduct is replaced with a tunnel, nearby property values could increase whether or not private owners choose to redevelop their property. If a tunnel is built, the City of Seattle will consider a local improvement district in the nearby area as part of many possible financing mechanisms for the overall project. If removal of the viaduct does spur nearby redevelopment, that will



Development not possible over tunnel or on major north-south utilities that require ongoing maintenance and access.



"One acre of park on water is worth ten acres inland and surrounded by houses." John C. Olmsted, landscape architect who designed the city's park system 100 years ago

be a positive step for growth management. More housing in Center City will help reduce sprawl and will ease development pressure on our single-family neighborhoods.

So, who will benefit if the viaduct is removed?

Everyone. Public green spaces along shorelines are precious, and removing the unsightly barrier on our waterfront is a long-held civic dream. If the viaduct is replaced with a tunnel, the public will enjoy better views of the Olympic Mountains and Seattle's skyline, improved pedestrian connections, and more public space for people of all ages to play, view sea life, learn and reflect. An open waterfront with reduced noise pollution from cars will create an improved environment for concerts and recreation. A popular civic and regional destination will become even greater.

How will the future of the waterfront be decided?

The waterfront can become a premier public amenity for downtown, the City of Seattle, and the entire Puget Sound region. The exact configuration and types of activities on the waterfront will be decided over the next several years as the City develops a Central Waterfront Plan. The waterfront concept plan will be published in early 2005. There will be many opportunities for the public to participate in that master planning effort and determine the future of their waterfront.



For More Information

- Visit the Web site at www.wsdot.wa.gov/projects/viaduct
- Call the hotline at 206-269-4421
- Send an e-mail to viaduct@wsdot.wa.gov
- Send a letter to: Alaskan Way Viaduct and Seawall Replacement Project
c/o Washington State Department of Transportation
999 Third Avenue, Suite 2424
Seattle, WA 98104

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